146.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,000 / 799,000
					USE VALUE:	799,000 / 799,000
					ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY BRYAN STUART & CAROLIN
Owner 2:	
Owner 3:	
Street 1:	95 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS CAMILLE S & FRANCES -
Owner 2:	TRS/95 GLENBURN TRUST -
Street 1:	95 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 1821 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4406.000	357,300		441,700	799,000
Total Card	0.101	357,300		441,700	799,000
Total Parcel	0.101	357,300		441,700	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.77 /Parcel: 438.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95738

GIS Ref

GIS Ref

Insp Date 06/27/18

!11403!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,300	0	4,406.	441,700	799,000		Year end	12/23/2021
2021	101	FV	337,100	0	4,406.	441,700	778,800		Year End Roll	12/10/2020
2020	101	FV	337,200	0	4,406.	441,700	778,900	778,900	Year End Roll	12/18/2019
2019	101	FV	280,600	0	4,406.	414,100	694,700	694,700	Year End Roll	1/3/2019
2018	101	FV	302,300	0	4,406.	342,400	644,700	644,700	Year End Roll	12/20/2017
2017	101	FV	302,300	0	4,406.	314,700	617,000	617,000	Year End Roll	1/3/2017
2016	101	FV	302,300	0	4,406.	287,100	589,400	589,400	Year End	1/4/2016
2015	101	FV	269,900	0	4,406.	281,600	551,500	551,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:27:33

LAST REV

Date	Time
12/26/19	10:20:56
apro	

PAT ACCT. 11403

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS CAMILL	55000-322		7/16/2010	Portion-Asst	555,000	No	No		
CUMMINGS CAMILL	31578-394		7/5/2000	Family	1	No	No		
	9508-193		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1521	Add Bath	45,000					
7/30/2015	1048	Alterati	10,000		7/30/2015			Remove and replace
8/9/2010	963	Redo Kit	18,600	C				&BATH
4/6/1992	113	Manual	4,250					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
3/24/2011	Info Fm Prmt	BR	B Rossignol
1/13/2009	Entry Denied	336	PATRIOT
11/6/2008	Meas/Inspect	189	PATRIOT
11/16/1999	Meas/Inspect	153	PATRIOT
7/15/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4406		Sq. Ft.	Site		0	80.	1.25	9									441,746						441,700	

Total AC/HA:	0.10115	Total SF/SM:	4406	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,746	Spl Credit		Total:	441,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31162572
Const Adj.:	0.97175455
Adj $ / SQ:	172.068
Other Features:	103639
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438887
Depreciation:	81633
Depreciated Total:	357254

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

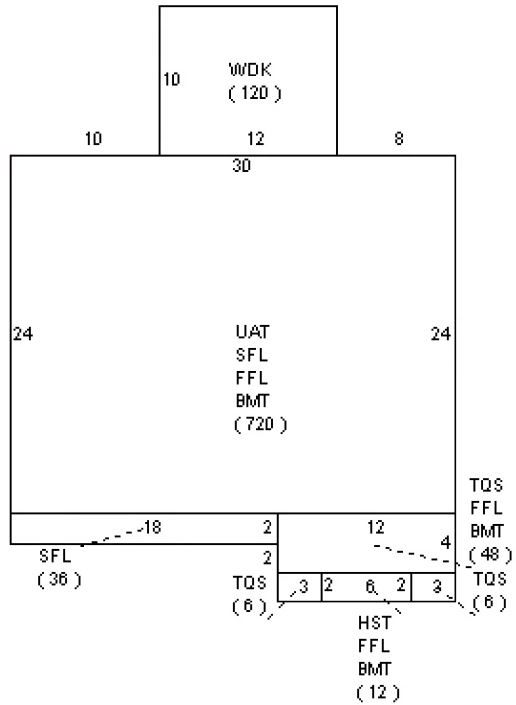
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.07
Special Features:	0	Val/Su Net:	133.97
Final Total:	357300	Val/Su SzAd	225.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	61.690	48,115
FFL	First Floor	780	172.070	134,213
SFL	Second Floor	756	172.070	130,083
UAT	Upper Attic	180	68.830	12,389
WDK	Deck	120	13.930	1,671
TQS	3/4 Story	45	172.070	7,743
HST	Half Story	6	172.070	1,032
	Net Sketched Area:	2,667	Total:	335,246
Size Ad	1587	Gross Area	3228	FinArea 1821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

146.0-0001-0001.0

IMAGE

AssessPro Patriot Properties, Inc